



**Caer Cae Melyn,
Aberystwyth Ceredigion SY23 2HA
Guide price £365,000**



For Sale by Private Treaty

A detached 4 Bedroomed house retaining original features in enviable edge of town location.

CAER
CAE MELYN
ABERYSTWYTH
CEREDIGION
SY23 2HA

Caer is a commodious 4 Bedroomed family home with pleasant garden and detached garage. The house is in need of modernisation, and some remedial work is required to the front elevation. The accommodation is highlighted on the attached floor plan.

TENURE

Freehold

SERVICES

All main services are connected. Double glazed. Gas fired central heating. Please refer to Ofcom by using the following link: www.checker.ofcom.org.uk

COUNCIL TAX

Band G

VIEWING

Strictly by appointment with the sole selling agents; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

MONEY LAUNDERING REGULATIONS

Successful parties will be required to provide sufficient up to date identification to verify your identity in compliance with the Money Laundering Regulations. For example: - Passport/ Photographic Driving licence and a current utility bill.

Caer provides for the following accommodation. All room dimensions are approximate. All images have been taken with a digital angle lens.

GROUND FLOOR



FRONT ENTRANCE DOOR TO

PORCH

3'1 x 6'8 (0.94m x 2.03m)

Quarry tiled floor. Door to

RECEPTION HALLWAY

Understairs cupboard housing electric meter, exposed wooden floor, stairs to first floor accommodation, radiator. Door to

LIVING ROOM

15'4 x 13'9 (4.67m x 4.19m)



Bay window with views over the town, exposed wooden floor, radiators.

DINING ROOM

13'8 x 11'9 (4.17m x 3.58m)



Serving hatch, window to side and Bay window with views over the town and beyond. Attractive fireplace, exposed wooden floor, radiator.

BREAKFAST ROOM

12'4 x 11'9 (3.76m x 3.58m)



French doors to rear and window to side, radiator.

KITCHEN

8'3 x 14'1 (2.51m x 4.29m)



Single drainer sink unit with mixer tap. Base units with appliances spaces and worktops over. Eye level units, plumbing for dishwasher, part tiled walls, tiled floor, radiator. Window to rear, wall mounted Worcester gas fired central heating boiler, cooker point. Door to

SIDE PORCH

with door to side garden and doors to

DOWNSTAIRS WC

WALK-IN PANTRY

Cupboard with shelving.

FIRST FLOOR ACCOMMODATION

LANDING

With doors to

BEDROOM 1

12'3 x 14' max (3.73m x 4.27m max)



Windows to fore with fine views over the town and Cardigan Bay, washbasin, window to side and radiator.

BEDROOM 2

12'7 x 11'9 (3.84m x 3.58m)



Windows to rear and side. Feature tiled fireplace, washbasin, radiator, fitted wardrobe.

BATHROOM

8'3 x 6'8 (2.51m x 2.03m)

Washbasin set in bathroom furniture. Bath with shower over and screen, radiator, airing cupboard with electric heater. Obscured window to rear. Part tiled and ladder access to roofspace.

SEPARATE WC

Obscured window to rear, part tiled.

BEDROOM 3

12' x 11'9 (3.66m x 3.58m)



Window to rear, washbasin and radiator.

BEDROOM 4

12' x 13'9 (3.66m x 4.19m)



Window to fore with glorious views over the town and Cardigan Bay. Window to side. Feature tiled fireplace. Fitted wardrobes and radiator.

EXTERNALLY

Detached garage (16' x 8' approx.) with vehicular hardstanding. Steps to front garden with access to front door. Lawn with abundance of shrubs. Paved pedestrian path to side lawned garden with garden shed leading to the rear garden. Paved area with steps to rear garden with fruit trees. Patio shrubs and flower borders. Gas metre point. Cold water tap.



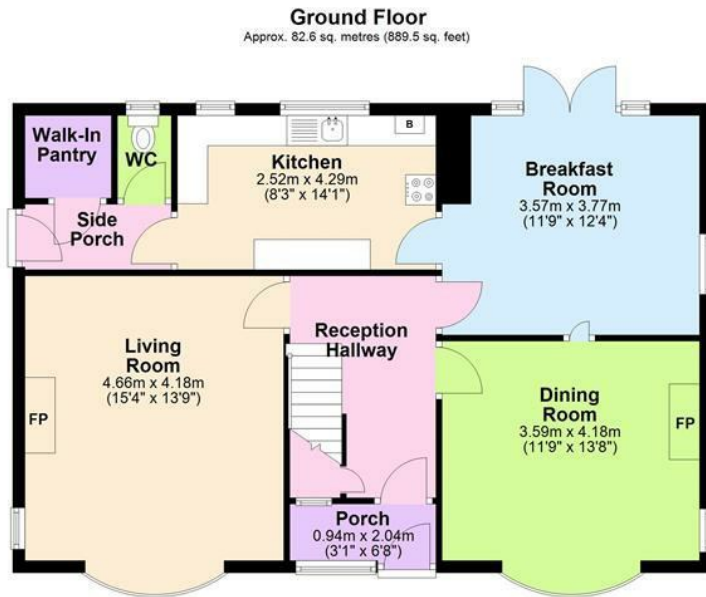
DIRECTIONS

(What3Words/// worker.ordeals.craziest)

From the office proceed North out of town before turning left towards the bottom of Penglais Hill on to Elysian Grove which leads to Cae Melyn. Caer is the first property on the right-hand side after the first corner.



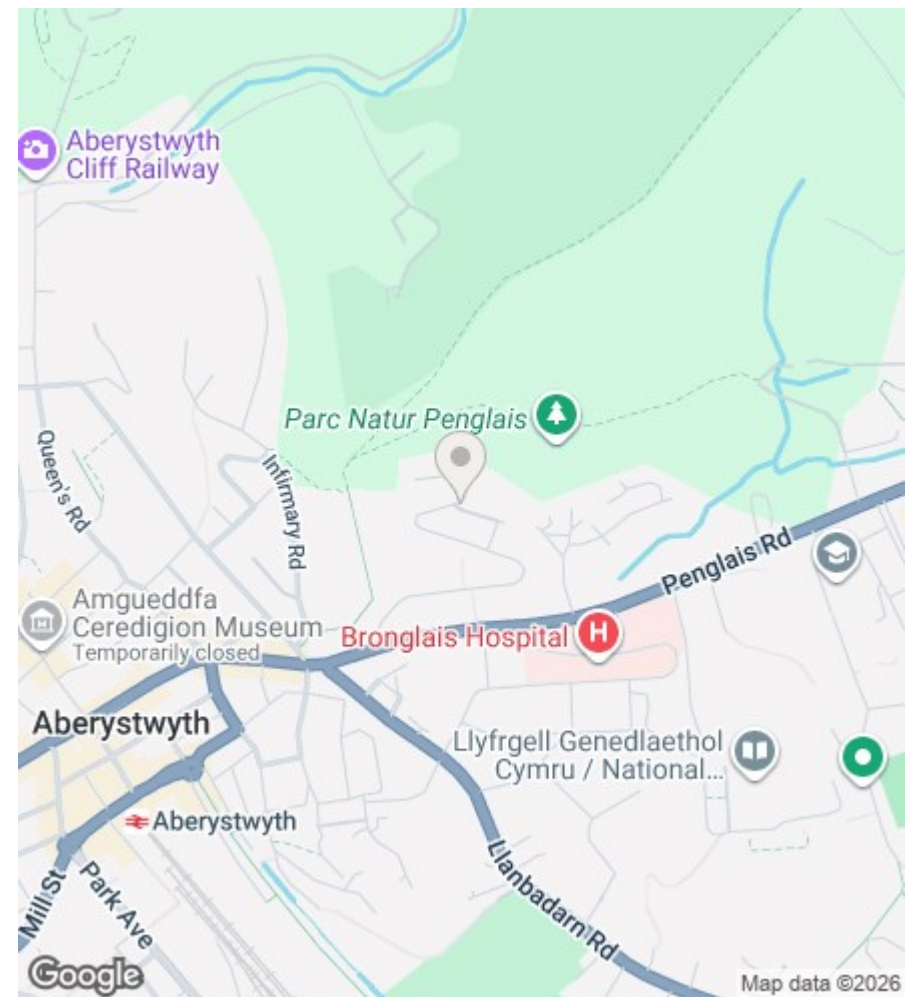




Total area: approx. 164.6 sq. metres (1772.1 sq. feet)

The Floor Plans are for guidance only. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, room sizes and any other item are approximate and no responsibility is taken for any error, omission or misstatement.
Plan produced using PlanUp.

Caer, Cae Melyn, Aberystwyth



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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